

FOR SALE / LEASE

Two Building Complex - 42,438 SF

2000 Mraz Lane, Fenton MO 63026



Property Highlights

- 42,438 SF two bldg. complex
- Situated on 14.84 acres
- Bldg. 1 - 28,438 SF with 4,717 SF office
- Bldg. 2 - 14,000 SF with 700 SF office
- 15' - 16' ceiling height
- 5 drive-in doors (14w x 15h)
- 13 drive-thru doors (14w x 15h)
- 3 Phase electric
- Substantial parking
- Great visibility to I-44
- Traffic counts of 122,179 vehicles per day on I-44

Sale Price

\$5,171,440

Lease Rate

\$6.00 PSF (building), NNN
(includes four times the amount of land, if leased)



U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	1,024	44,831	151,660
Households	305	17,454	59,055
Avg HH Inc.	\$96,492	77,462	75,173

Contact

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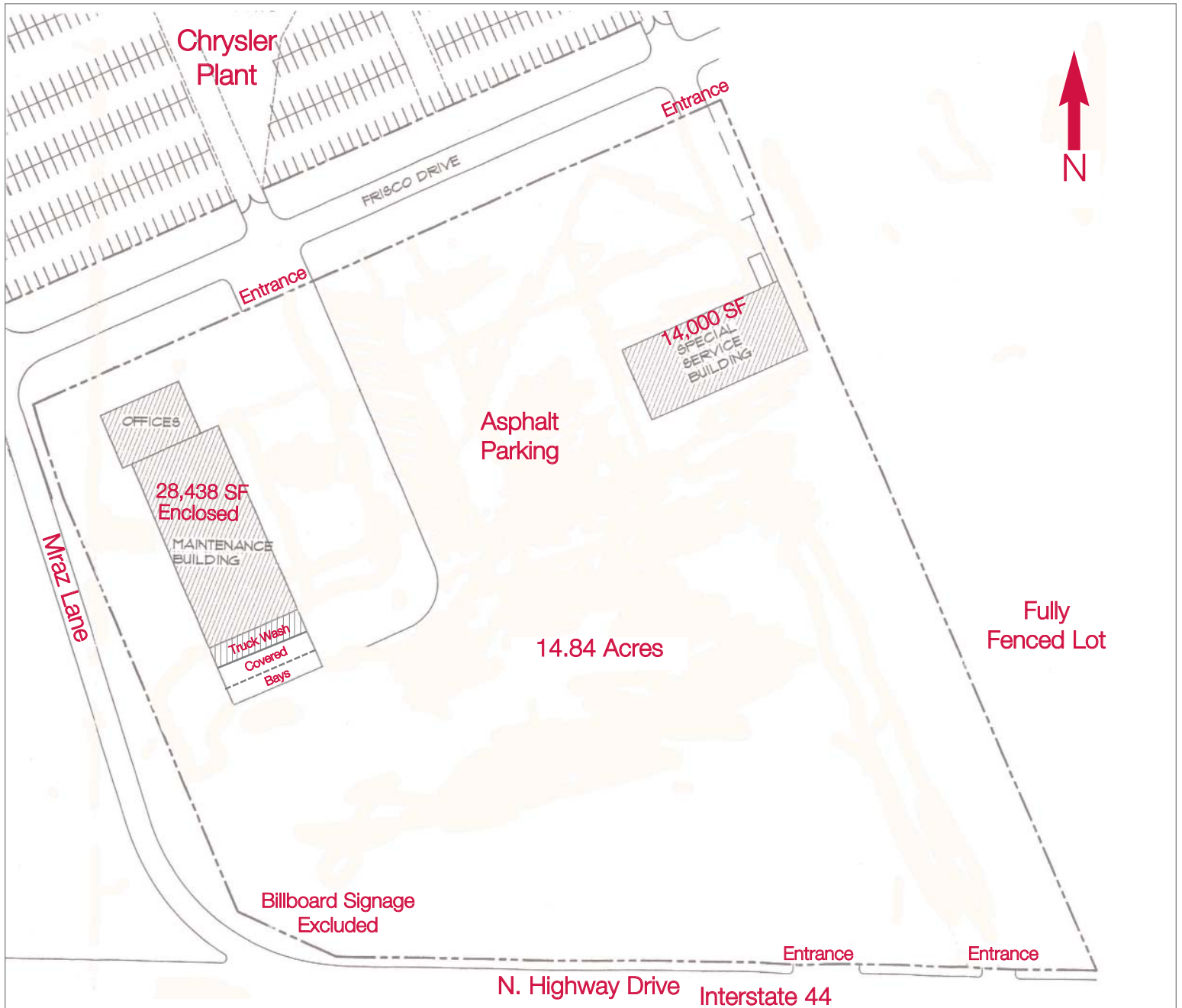
Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

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Phone 314 994 4444 Fax 314 994 4088
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SITE PLAN

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